

1. Meeting Materials

Documents:

[JUNE 13, 2017 ACTION AGENDA.PDF](#)
[JUNE 13, 2017 FINAL AGENDA.PDF](#)
[JUNE 13, 2017 TENTATIVE AGENDA.PDF](#)

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT
June 13, 2017

ACTION AGENDA WITH DECISIONS

Regular Members Present and Seated: Richard Maitland, Margarita Alban, Peter Levy, Andrew Fox, and Nicholas Macri
Alternate Members Present: Dennis Yeskey, and Victoria Goss
Staff Members Present: Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner

REGULAR MEETING 7:00 PM

1. **Stillmun Partners LLC**; application PLPZ 2017 00210 for a final coastal site plan to demolish the existing residence located on the property, and construct a new single-family residence, driveway, retaining walls, stairs, stormwater controls and related site improvements on a 15,000 sq. ft. property located at 2 Little Cove Place in the R-12 zone. (Staff: MA) (Must decide by 7/20/2017) (Maximum extension available to 9/23/2017) (Page Number: 12)

Left Open

2. **Jonathan P. Wendell**; application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (Must decide by 6/13/2017) (Extension to decide granted to 6/14/2017. Maximum extension available to 7/6/2017) (Postponed at the 6/1/2017 meeting) (Page Number: 98)

Motion to find not a subdivision or a re-subdivision

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Levy, Fox, and Macri

5-0

3. **PAG Greenwich B 1, LLC;** application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. *(Staff: PL) (Must decide by 6/14/2017) (Extension granted to 6/14/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 and 6/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 141)*

Motion to approve final site plan with modifications
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

4. **79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC;** applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. *(Staff: MK) (Must decide by 6/30/2017) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 190)*

Motion to find not a subdivision or re-subdivision
Moved by Alban, seconded by Fox
Voting in favor: Maitland, Alban, Levy, Fox, and Macri
5-0

PUBLIC HEARING 7:15 PM

5. **79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC,** applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. *(Staff: MK) (Must close by 6/14/2017) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 222)*

Closed – No Action

6. **South Water Street Owner LLC;** applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (**Must open by 6/14/2017**) (Maximum extension available to 8/12/2017) (Postponed at the 6/2/2017 meeting) (Page Number: 323)

Left Open

7. **Frank D. Gari and Debora Rae Gari, Trustees of the Second Amended Gari Family Trust;** applications PLPZ 2017 00168 and PLPZ 2017 00169, for a final site plan and special permit, to convert an existing single-family residence into a two-family residence and install two (2) additional parking spaces and providing four (4) parking spaces on site on a 10,000 sq. ft. property located at 61 Sherwood Place in the R-6 zone. (Staff: AP) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 412)

Closed – No Action

8. **56 OFP, LLC;** applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 440)

Left Open

9. **Winnetka Partners LLC;** applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acres property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (**Must open by 7/15/2017**) (Maximum extension to open has been granted) (Page Number: 486)

Closed – No Action

10. **Lars N. Nielsen, Trustee and Quan Feng, Trustee;** applications PLPZ 2017 00143 and PLPZ 2017 00144, for a final site plan and special permit, to: demolish the existing residence and detached garage, maintain the existing pump house and construct a new detached garage at 22 Close Road; demolish the existing residence and shed; maintain the existing tennis shed and tennis court; modify and add to the existing tennis building and construct a new main residence at 21 Topping Road; demolish a gazebo at 0 Topping Road; and consolidate the three (3) lots into one (1) single lot, for properties located at 22 Close Road, 0 Topping Road, and 21 Topping Road in the RA-4 zone. (Staff: MK) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 516)

Left Open

11. **Brandon and Blair Hall;** applications PLPZ 2017 00150 and PLPZ 2017 00151, for a final site plan and special permit, to remove the existing features on-site and construct a new single family dwelling, pool, pool house, sports court, paved driveway, and related site and drainage improvements on a 2.6884-acres property located at 41 Rock Ridge Avenue in the RA-2 zone. (Staff: MA) (**Must open by 6/27/2017**) (Extension to open granted to 6/27/2017) (Maximum extension available to 8/26/2017) (Page Number: 602)

Left Open

12. **Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (**Must close by 6/15/2017**) (Maximum extension to close has been granted) (Continued from the 3/7/2017 and 5/2/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 653)

Closed – No Action

13. **500 Lake Avenue, LLC;** application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must decide by 6/17/2017**) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 and 6/1/2017 Meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 713)

Motion to approve final re-subdivision with modifications

Moved by Alban, seconded by Fox

Voting in favor: Maitland, Alban, Yeskey (for Levy), Fox, and Macri

5-0

14. **Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. (Staff: PL) (**Must close by 6/15/2017**) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 and 5/16/17 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 899)

Left Open – Maximum Extension Granted

15. **330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED**, [TEXT IN BRACKETS TO BE DELETED] (Staff: CT) (**Must close by 6/15/2017**) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 991)

Withdrawn

- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. [There shall be a clear space underneath a free]-**Free-standing signs** located within the required front or street side yard in [a business] **any zone, shall be located so as not to interfere with the sight lines required by the Department of Public Works Roadway Design Manual of all driveways on the property and at all intersections adjacent to the property. Sight distances at all driveways and intersections adjoining the property and sign locations on the property must be shown on a plan prepared by an engineer certified in the State of Connecticut and provided to any reviewing agency or Department to confirm compliance with Section 6-166(b) and this Section 6-167(a). Said plan must include the following certification: “The sight lines, sight distances and sign location shown here comply with the standards contained in the Town of Greenwich Roadway Design Manual and Standards Construction Details prepared by the Engineering Division of the Department of Public Works, as amended, and with the standards of Section 6-166(b) of the Town of Greenwich Building Zone Regulations.”** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches,

measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

(b) Window and wall singes shall not exceed four (4) feet in height.

16. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 7/22/2017) (Maximum extension to close available to 7/22/2017) (Continued from the 5/2/2017 and 6/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 1006)

Left Open

17. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must close by 7/6/2017) (Maximum Extension available to 7/8/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 1085)

Left Open

REGULAR MEETING CONTINUED

18. **DISCUSSION ITEMS:**

19. **DECISION ITEMS:**

- (a) **The Stanwich School**; application PLPZ 2017 00141, for a special permit only, to eliminate approval of an unbuilt, 16,781 sq., ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acres property located at 257 Stanwich Road in the RA-2 zone. (Staff: PL) (Maximum extension available to 8/12/2017) (Moved to final at the 6/1/2017 meeting, no action on special permit) (Seated: Maitland, Alban, Levy, Fox, and Macri)

Withdrawn by Applicant

20. **APPROVAL OF MINUTES:**

21. **OTHER:**

- a. Executive Session on pending litigation or personnel matters. - None
- b. Other items as may properly come before the Commission. – None

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

24 East Elm Street LLC; application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

143 Sound Beach Avenue Associates, LP; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 6/29/2017) (Maximum extension to close granted) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Withdrawn by Applicant

Fisk Management LLC, applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. *(Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Extension Granted to 7/11/2017

38 St. Roch Avenue, LLC; applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. *(Staff: CT) (Must close by 7/6/2017) (Extension to open granted. Opened on 6/1/2017. Maximum extension available to 8/19/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Extension Granted to 7/11/2017

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

June 13, 2017
FINAL AGENDA

REGULAR MEETING 7:00 PM

1. **Stillmun Partners LLC**; application PLPZ 2017 00210 for a final coastal site plan to demolish the existing residence located on the property, and construct a new single-family residence, driveway, retaining walls, stairs, stormwater controls and related site improvements on a 15,000 sq. ft. property located at 2 Little Cove Place in the R-12 zone. (Staff: MA) (Must decide by 7/20/2017) (Maximum extension available to 9/23/2017) (Page Number: 12)
2. **Jonathan P. Wendell**; application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (Must decide by 6/13/2017) (Extension to decide granted to 6/14/2017. Maximum extension available to 7/6/2017) (Postponed at the 6/1/2017 meeting) (Page Number: 98)
3. **PAG Greenwich B 1, LLC**; application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. (Staff: PL) (Must decide by 6/14/2017) (Extension granted to 6/14/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 and 6/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 141)
4. **79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC**; applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/2017) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 190)

PUBLIC HEARING 7:15 PM

5. **79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC**, applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (**Must close by 6/14/2017**) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 222)
6. **South Water Street Owner LLC**; applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (**Must open by 6/14/2017**) (Maximum extension available to 8/12/2017) (Postponed at the 6/2/2017 meeting) (Page Number: 323)
7. **Frank D. Gari and Debora Rae Gari, Trustees of the Second Amended Gari Family Trust**; applications PLPZ 2017 00168 and PLPZ 2017 00169, for a final site plan and special permit, to convert an existing single-family residence into a two-family residence and install two (2) additional parking spaces and providing four (4) parking spaces on site on a 10,000 sq. ft. property located at 61 Sherwood Place in the R-6 zone. (Staff: AP) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 412)
8. **56 OFP, LLC**; applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 440)
9. **Winnetka Partners LLC**; applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acres property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (**Must open by 7/15/2017**) (Maximum extension to open has been granted) (Page Number: 486)

10. **Lars N. Nielsen, Trustee and Quan Feng, Trustee;** applications PLPZ 2017 00143 and PLPZ 2017 00144, for a final site plan and special permit, to: demolish the existing residence and detached garage, maintain the existing pump house and construct a new detached garage at 22 Close Road; demolish the existing residence and shed; maintain the existing tennis shed and tennis court; modify and add to the existing tennis building and construct a new main residence at 21 Topping Road; demolish a gazebo at 0 Topping Road; and consolidate the three (3) lots into one (1) single lot, for properties located at 22 Close Road, 0 Topping Road, and 21 Topping Road in the RA-4 zone. (Staff: MK) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017) (Page Number: 516)
11. **Brandon and Blair Hall;** applications PLPZ 2017 00150 and PLPZ 2017 00151, for a final site plan and special permit, to remove the existing features on-site and construct a new single family dwelling, pool, pool house, sports court, paved driveway, and related site and drainage improvements on a 2.6884-acres property located at 41 Rock Ridge Avenue in the RA-2 zone. (Staff: MA) (**Must open by 6/27/2017**) (Extension to open granted to 6/27/2017) (Maximum extension available to 8/26/2017) (Page Number: 602)
12. **Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (**Must close by 6/15/2017**) (Maximum extension to close has been granted) (Page Number: 653)
13. **500 Lake Avenue, LLC;** application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must decide by 6/17/2017**) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 and 6/1/2017 Meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri) (Page Number: 713)

14. **Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson;** applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL) (Must close by 6/15/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 and 5/16/17 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 899)*

15. **330 Railroad Avenue, LLC;** application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** *(Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 991)*
 - (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. [There shall be a clear space underneath a free]-**Free-standing signs located within the required front or street side yard in [a business] any zone, shall be located so as not to interfere with the sight lines required by the Department of Public Works Roadway Design Manual of all driveways on the property and at all intersections adjacent to the property. Sight distances at all driveways and intersections adjoining the property and sign locations on the property must be shown on a plan prepared by an engineer certified in the State of Connecticut and provided to any reviewing agency or Department to confirm compliance with Section 6-166(b) and this Section 6-167(a). Said plan must include the following certification: “The sight lines, sight distances and sign location shown here comply with the standards contained in the Town of Greenwich Roadway Design Manual and Standards Construction Details prepared by the Engineering Division of the Department of Public Works, as amended, and with the standards of Section 6-166(b) of the Town of Greenwich Building Zone Regulations.”** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]

 - (b) Window and wall singes shall not exceed four (4) feet in height.

16. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 7/22/2017) (Maximum extension to close available to 7/22/2017) (Continued from the 5/2/2017 and 6/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 1006)
17. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must close by 7/6/2017) (Maximum Extension available to 7/8/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri) (Page Number: 1085)

REGULAR MEETING CONTINUED

18. **DISCUSSION ITEMS:**

19. **DECISION ITEMS:**

- (a) **The Stanwich School**; application PLPZ 2017 00141, for a special permit only, to eliminate approval of an unbuilt, 16,781 sq., ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acres property located at 257 Stanwich Road in the RA-2 zone. (Staff: PL) (Maximum extension available to 8/12/2017) (Moved to final at the 6/1/2017 meeting, no action on special permit) (Seated: Maitland, Alban, Levy, Fox, and Macri)

20. **APPROVAL OF MINUTES:**

21. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

24 East Elm Street LLC; application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

143 Sound Beach Avenue Associates, LP; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 6/29/2017) (Maximum extension to close granted) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Fisk Management LLC, applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. *(Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

38 St. Roch Avenue, LLC; applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. *(Staff: CT) (Must close by 7/6/2017) (Extension to open granted. Opened on 6/1/2017. Maximum extension available to 8/19/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

START: _____
END: _____

TENTATIVE AGENDA

FINAL AGENDA

ACTION AGENDA

TOWN OF GREENWICH PLANNING AND ZONING COMMISSION

Town Hall Meeting Room
101 Field Point Road, Greenwich, CT

June 13, 2017
TENTATIVE AGENDA

REGULAR MEETING 7:00 PM

1. **Stillmun Partners LLC**; application PLPZ 2017 00210 for a final coastal site plan to demolish the existing residence located on the property, and construct a new single-family residence, driveway, retaining walls, stairs, stormwater controls and related site improvements on a 15,000 sq. ft. property located at 2 Little Cove Place in the R-12 zone. (Staff: MA) (Must decide by 7/20/2017) (Maximum extension available to 9/23/2017)
2. **Jonathan P. Wendell**; application PLPZ 2017 00096 for a final subdivision for a confirmation that two (2) separate zoning lots exist and an equal area exchange of 1,007 sq. ft. between the yet-to-be-confirmed parcels located at 22 Turner Drive in the RA-1 zone. (Staff: CT) (Must decide by 6/13/2017) (Extension to decide granted to 6/14/2017. Maximum extension available to 7/6/2017) (Postponed at the 6/1/2017 meeting)
3. **PAG Greenwich B 1, LLC**; application PLPZ 2017 00066 for a final site plan to modify the previously approved automobile sales facility under applications PLPZ 2014 00354, PLPZ 2014 00355 and increase the size of the approved sales building to 2,474 sq. ft. and include a drive-thru car detailing area on a 0.735-acre property located at 359 West Putnam Avenue in the GB zone. (Staff: PL) (Must decide by 6/14/2017) (Extension granted to 6/14/17. Maximum extension available to 7/1/2017) (Continued from the 4/4/2017 and 6/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)
4. **79 Strickland, LLC, 75 Strickland, LLC and Strickland Shores, LLC**; applications PLPZ 2017 00087, for a final coastal subdivision, to merge three (3) separate parcels at 75, 77, and 79 Strickland Road into one (1) 31,683 sq. ft. consolidated parcel in the R-6 zone. (Staff: MK) (Must decide by 6/30/2017) (Maximum extension granted) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

PUBLIC HEARING 7:15 PM

5. **79 Strickland, LLC, 75 Strickland, LLC, and Strickland Shores, LLC**, applications PLPZ 2017 00085 and PLPZ 2017 00086, for a final site plan and special permit, to demolish the existing two (2) family dwelling, construct a new two (2) family dwelling, and construct a new single family dwelling, and alterations and additions to an existing two-family dwelling on a proposed 31,683 sq. ft. consolidated parcel (the subject of final subdivision application PLPZ 2017 00087) located at 75, 77, and 79 Strickland Road in the R-6 zone. (Staff: MK) (**Must close by 6/14/2017**) (Maximum extension available to 8/10/2017) (Continued from the 5/2/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)
6. **South Water Street Owner LLC**; applications PLPZ 2017 00133 and PLPZ 2017 00134, for a final coastal site plan and special permit, and amendment to the Stipulation of Settlement and construct a second, new three-story multi-family building consisting of fourteen (14) residential units with parking on the lowest level, residential units on the second and third floors, a green roof and roof top terrace, related parking and site improvements, and the extension of the existing pedestrian walkway to connect to the existing walkway along the Byram River on a 1.89-acres property located at 88 South Water Street in the WB zone. (Staff: KD) (**Must open by 6/14/2017**) (Maximum extension available to 8/12/2017) (Postponed at the 6/2/2017 meeting)
7. **Frank D. Gari and Debora Rae Gari, Trustees of the Second Amended Gari Family Trust**; applications PLPZ 2017 00168 and PLPZ 2017 00169, for a final site plan and special permit, to convert an existing single-family residence into a two-family residence and install two (2) additional parking spaces and providing four (4) parking spaces on site on a 10,000 sq. ft. property located at 61 Sherwood Place in the R-6 zone. (Staff: AP) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017)
8. **56 OFP, LLC**; applications PLPZ 2017 00177 and PLPZ 2017 00178, for a final site plan and special permit, to construct a new multi-family building to contain eight (8) units and a sixteen (16) car parking garage, six (6) surface parking spaces and related site and drainage improvements, on a 34,380.31 sq. ft. property located at 56 Old Field Point Road in the R-6 zone. (Staff: PL) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017)
9. **Winnetka Partners LLC**; applications PLPZ 2017 00078 and PLPZ 2017 00079, for a final site plan and special permit to demolish the current home and construct a new single family residence on the parcel at 52 John Street, and make improvement to the common driveway shared with 68 John Street, the total of which would exceed the 150,000 cubic feet building volume threshold on a 5.71-acres property located at 52 and 68 John Street in the RA-4 zone. (Staff: AP) (**Must open by 7/15/2017**) (Maximum extension to open has been granted)

10. **Lars N. Nielsen, Trustee and Quan Feng, Trustee;** applications PLPZ 2017 00143 and PLPZ 2017 00144, for a final site plan and special permit, to: demolish the existing residence and detached garage, maintain the existing pump house and construct a new detached garage at 22 Close Road; demolish the existing residence and shed; maintain the existing tennis shed and tennis court; modify and add to the existing tennis building and construct a new main residence at 21 Topping Road; demolish a gazebo at 0 Topping Road; and consolidate the three (3) lots into one (1) single lot, for properties located at 22 Close Road, 0 Topping Road, and 21 Topping Road in the RA-4 zone. (Staff: MK) (**Must open by 6/22/2017**) (Maximum extension available to 8/26/2017)
11. **Brandon and Blair Hall;** applications PLPZ 2017 00150 and PLPZ 2017 00151, for a final site plan and special permit, to remove the existing features on-site and construct a new single family dwelling, pool, pool house, sports court, paved driveway, and related site and drainage improvements on a 2.6884-acres property located at 41 Rock Ridge Avenue in the RA-2 zone. (Staff: MA) (**Must open by 6/27/2017**) (Extension to open granted to 6/27/2017) (Maximum extension available to 8/26/2017)
12. **Stanwich Congregational Church, and Greenwich Center for Hope and Renewal (GCHR);** applications PLPZ 2017 00006 and PLPZ 2017 00007, for a final site plan and special permit, to permit the use of the Church property by a charitable institution providing counseling services in accordance with Section 6-94(b)(1) on property located at 237 Taconic Road in the RA-4 zone. (Staff: MK) (**Must close by 6/15/2017**) (Maximum extension to close has been granted)
13. **500 Lake Avenue, LLC;** application PLPZ 2017 00184, for a final re-subdivision, to re-subdivide two (2) parcels totaling 10.244 acres into three (3) parcels where Lot "1" would be 3.67 acres (3.161 acres for zoning purposes), Lot "2" would be 3.05 acres, and Lot "3" would be 3.52 acres on property located at 0 & 500 Lake Avenue in the RA-2 zone. (Staff: PL) (**Must decide by 6/17/2017**) (Maximum extension available to 8/16/2017) (Continued from the 5/16/2017 and 6/1/2017 Meetings) (Seated: Maitland, Alban, Yeskey [for Levy], Fox, and Macri)

14. **Peterson Equities, LTD, and Sharon R. Gillespie, Executrix of the Estate of Roselyn E. Peterson**; applications PLPZ 2017 00061 and PLPZ 2017 00062, for a final site plan and special permit, to remove three (3) existing multi-family residential buildings; and construct two (2) new multi-family residential buildings, each to contain six (6) units, above a common parking garage for twenty-two (22) vehicles, roof-top recreation facilities; and related site and drainage improvements, on properties located at 71 Sound View Drive, 115 and 125 Field Point Road, totaling 1.299-acres in size in the R-6 zone. *(Staff: PL) (Must close by 6/15/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/2017 and 5/16/17 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
15. **330 Railroad Avenue, LLC**; application PLPZ 2017 00001 for a zoning text amendment, to amend Section 6-167(a) of the Town of Greenwich Building Zone Regulations, as follows: **TEXT IN BOLD TO BE ADDED, [TEXT IN BRACKETS TO BE DELETED]** *(Staff: CT) (Must close by 6/15/2017) (Maximum extension to close granted) (Continued from the 3/7/2017 and 4/4/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)*
- (a) Free-standing signs, including posts, shall not exceed a height of ten (10) feet in a residential zone, or fifteen (15) feet overall in a business zone above the surface of the ground where located. [There shall be a clear space underneath a free]-**Free-standing signs located within the required front or street side yard in [a business] any zone, shall be located so as not to interfere with the sight lines required by the Department of Public Works Roadway Design Manual of all driveways on the property and at all intersections adjacent to the property. Sight distances at all driveways and intersections adjoining the property and sign locations on the property must be shown on a plan prepared by an engineer certified in the State of Connecticut and provided to any reviewing agency or Department to confirm compliance with Section 6-166(b) and this Section 6-167(a). Said plan must include the following certification: “The sight lines, sight distances and sign location shown here comply with the standards contained in the Town of Greenwich Roadway Design Manual and Standards Construction Details prepared by the Engineering Division of the Department of Public Works, as amended, and with the standards of Section 6-166(b) of the Town of Greenwich Building Zone Regulations.”** [so that the sign will not interfere with the vision of a driver approaching a street intersection. The clear space shall be at least seven (7) feet four (4) inches, measured above the center line of the intersecting street as measured in Section 6-126, to the bottom of the sign.]
- (b) Window and wall singes shall not exceed four (4) feet in height.

16. **ITL Investments, LLC**; applications PLPZ 2017 00027 and PLPZ 2017 00028, for a final site plan and special permit, to construct a new two-family residence, driveway, patio and associated site and drainage improvements on property located at 59 East Elm Street in the R-6 zone. (Staff: MK) (Must close by 7/22/2017) (Maximum extension to close available to 7/22/2017) (Continued from the 5/2/2017 and 6/1/2017 meetings) (Seated: Maitland, Alban, Levy, Fox, and Macri)
17. **20 Idar Court, LLC**; applications PLPZ 2017 00020 and PLPZ 2017 00021, for a final site plan and special permit, to construct a 7,765 sq. ft. three (3) unit residence with parking for eight (8) vehicles, new driveway areas, and stormwater management improvements on a 14,663 sq. ft. property located at 20 Idar Court in the R-6 zone. (Staff: CT) (Must close by 7/6/2017) (Maximum Extension available to 7/8/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)

REGULAR MEETING CONTINUED

18. **DISCUSSION ITEMS:**

19. **DECISION ITEMS:**

- (a) **The Stanwich School**; application PLPZ 2017 00141, for a special permit only, to eliminate approval of an unbuilt, 16,781 sq., ft. religious facility, retain the existing north wing of the school which was to be demolished, and not construct a 20,424 sq. ft. classroom addition to the east side of the school, approved under final site plan #3766 and special permit #3767 and construct a new 7,393 sq. ft. two-story addition on the west side of the existing school building on a 32.4155-acres property located at 257 Stanwich Road in the RA-2 zone. (Staff: PL) (Maximum extension available to 8/12/2017) (Moved to final at the 6/1/2017 meeting, no action on special permit) (Seated: Maitland, Alban, Levy, Fox, and Macri)

20. **APPROVAL OF MINUTES:**

21. **OTHER:**

- a. Executive Session on pending litigation or personnel matters.
- b. Other items as may properly come before the Commission.

**APPLICATIONS HEARD PREVIOUSLY THAT WILL BE HEARD ON
SUBSEQUENT MEETINGS:**

24 East Elm Street LLC; application PLPZ 2017 00032, for a re-zoning, to re-zone the property located at 24 East Elm Street from CGB to CGB-HO (as shown on a re-zoning map on file in the Town Clerk's office). *(Staff: CT) (Must close by 7/13/2017) (Maximum extension to close granted) (Continued from the 4/4/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

143 Sound Beach Avenue Associates, LP; applications PLPZ 2016 00648 and PLPZ 2016 00649, for a preliminary coastal site plan and special permit, to remove the existing structures and construct a new four-story, 43,200 sq. ft. moderate-income housing development where 20% of the total number of units would be restricted to moderate income households on property located at 143 Sound Beach Avenue in the LBR-2 zone. *(Staff: KD) (Must close by 6/29/2017) (Maximum extension to close granted) (Continued from the 3/21/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

Fisk Management LLC, applications PLPZ 2017 00091 and PLPZ 2017 00092, for a final site plan and special permit, to convert the existing building into four (4) residential condominium units in addition to the one (1) residential unit on the premises and make changes to the exterior of the building on a property located at 63 Church Street in the R-6 zone. *(Staff: MK) (Must close by 6/27/2017) (Maximum extension available to 7/27/2017) (Continued from the 4/18/17 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*

38 St. Roch Avenue, LLC; applications PLPZ 2017 00093 and PLPZ 2017 00094, for a final site plan and special permit, to demolish all existing structures and construct two (2), new, multi-family dwellings with a total of seven (7) units, the result of which would exceed the 150,000 cubic feet building volume threshold of Sec. 6-101(a), parking for 18 vehicles, and related site and drainage improvements, on a 32,782 sq. ft. property located at 38 St. Roch Avenue in the R-6 zone. *(Staff: CT) (Must close by 7/6/2017) (Extension to open granted. Opened on 6/1/2017. Maximum extension available to 8/19/2017) (Continued from the 6/1/2017 meeting) (Seated: Maitland, Alban, Levy, Fox, and Macri)*